

NOV 14 2018

**CASCADE COUNTY
ZONING BOARD OF ADJUSTMENT**

Meeting Minutes
Thursday August 16, 2018
9:00 AM
Room #105, Courthouse Annex
Cascade County Commissioners Chambers

Board Members: Bill Austin, Charles Kuether, Leonard Reed, Rob Skawinski,
Michele Levine

Notice: These minutes are paraphrased and reflect the proceedings of the Zoning Board of Adjustment.

These minutes are considered a draft until the Zoning Board of Adjustment approves them.

Notice: Pursuant to MCA 2-3-212(1), the official record of the minutes of the meeting is in audio form, located at cascadecountymt.gov and the Clerk and Records Office. This is a written record of this meeting to reflect all the proceedings of the Board. MCA 7-4-2611 (2) (b).

Timestamps are indicated in red, within each agenda item below, and will direct you to the precise location should you wish to review the audio segment.

STAFF ATTENDEES: Alex Dachs, Sandor Hopkins, Anna Weber, Michael Stone, Carey Haight and Natalia Wilson

PUBLIC ATTENDEES: Glenda J Arps, Belinda Klick, Stephanie Smith and Jenn Rowell

1. CALL TO ORDER: Chairman Bill Austin called the meeting to order at 8:59 am.

2. ROLL CALL

BOARD MEMBERS PRESENT: Bill Austin, Charles Kuether, Leonard Reed, Rob Skawinski, Michele Levine

BOARD MEMBERS ABSENT: none

3. APPROVAL OF MINUTES: July 11, 2018

There was no approval of minutes because of the change in format, and minutes from last meeting need additional information.



Bill Austin asked about the minutes how come they are so different

Carey Haight 00:55 stated with our new recording system they are recorded in their entirety it is a working progress we are trying to find a balance between keeping the official minutes the full recorded version (the county commissioners meeting keep their recorded version on line) we are trying to put them together in such a manner that you can say ok I know what actually took place here even if is not on a verbatim fashion I don't believe they have seen the latest version we are working on which I think it's better, much closer to where we need to be

Bill Austin stated it confused me.

Carey Haight said I would suggest that we skip the approval of minutes until next time, we'll have probably the minutes from this section as well as the last

Michele Levine 02:45 stated they need to have more detail instead of less there can sometimes be technological glitches

Charles Keuther 02:58 stated technology sometimes fail that is why we need a back up

4. NEW BUSINESS:

A. Public Hearing: Glenda Arps Variance Request

Glenda Arps is requesting a Variance to reduce front yard setback from the required 30 feet to 20 feet

Staff Report by Anna Weber

Motions:

Alternative 1: The variance to allow for a front yard setback of twenty (20) feet for an addition to the residence on parcel #002458908 be **denied**,

or

Alternative 2: The variance to allow for a front yard setback of twenty (20) feet for an addition to the residence on parcel #0002458908 be **approved** subject to the following condition:

- a. The applicant will ensure compliance with all County, State or Federal permits prior to commencing with construction on the subject property.
- b. Applicant must obtain approval from the Cascade City/County Health Department prior to increasing wastewater flows by adding a bathroom or any type of facilities if applicable

Board Questions:

Charles Keuther 10:35 asked Anna about topography

Anna Weber responded it's a part of the parcel that's actually flat

Charles Keuther asked about staff findings

Anna Weber stated they are here just not listed

Bill Austin asked is the applicant here?

Glenda Arps 7 Irish Lane stated 11:45 I'm just requesting a variance the land is odd shape it slopes down it's residential, we have a shop that is not adequate for our vehicles and want to put one where we can park our vehicles we want our building

uniformed with the house, so a 20-foot variance would be nice and it would keep the property looking good

Charles Kuether 016:26 asked about the picture

Glenda Arps said yes that's it

Carey Haight 14:08 asked about the flood plain

Anna Weber stated there is probably a 100 ft difference between the flood plain and where their house is right now, so it would be closer to

Public Hearing opened at 9:14 am

Proponents: none 14:50

Opponents: none 15:19

Public Hearing closed at 9:15 am

Discussion and Decision:

Michele Levine Motion to approve with conditions 16:06

Leonard Reed Second the Motion

All in Favor, Motion carries 5-0

B. Public Hearing: -- Klick Second Dwelling Special Use Permit 17:01

Brenda and Mike Klick are requesting a Special Use Permit to allow a second dwelling on their property lot 13 of Simms original townsite located in mixed use district

Staff Report: Sandor Hopkins

Motions:

Alternative 1: Move the Special Use Permit to allow the placement of a Second Dwelling on Parcel 0004519400, Geocode 02-3009-13-1-03-03-0000 be **denied** due to (ZBOA member proposing denial must delineate legal reason that the application be denied); or

Alternative 2: Move the Board adopt the staff report and **approve** the Special Use permit to allow the placement of a Second Dwelling on Parcel 004519400, Geocode 02-3009-13-1-03-03-000 subject to the following conditions:

1. The applicant obtains any other required county, state or federal permits and comply with regulations associated with any other permits.

2. Applicant obtains addresses from Cascade County Public Works / GIS / Mapping Addressing for E911 purposes.
3. Applicant obtains approach permit from the Cascade County Road and Bridge Division.

Board Questions/Comments

Bill Austin asked any questions or comments is the applicant here

Belinda Klick 150 Olsen Street Simms MT 28:18 stated requesting permission for a second dwelling lost dad and wants to relocate mom so that she can help her (mention her parents both have asbestosis) asking the board to grant this

Public Hearing opened 9:29 a.m.

Bill Austin asked for proponents: none

Bill Austin called for opponents: none

Public Hearing closed at 9:30 a.m.

Board Discussion and decision 30:33

Bill Austin mention that the map is very interesting asked are you building a house?

Belinda Klick said no we are bringing a manufactured home

Bill Austin said good they are good homes

Leonard Reed made a Motion to approve

Michele Levine second the Motion.

All in Favor, Motion carries 5-0 32:05

Belinda Klick said just want to say thank you all especially to Sandor

Michele Levine offered condolences

5. OLD BUSINESS: None

6. BOARD MATTERS:

Bill Austin asked is there anything coming up any matters within the board

Alex Dachs stated we have some inquires about potential projects, but no applications have been submitted or under review. Also introduced **Michael Stone** to the board

Bill Austin welcomed **Michael** and said great crew

Michele Levine asked **Michael** to give them a little background

Michael Stone did give his background

There was further discussion about the minutes and the board members expressed that they would like to know ahead of time when something is changing so they are not surprised, and **Carey Ann** apologized and again talked about why the changes and summarizing the minutes. 35:05 to 39:50

7. Public Comments Regarding Matters within the Board's Jurisdiction: none

8. ADJOURNMENT: 42:52

Leonard Reed made a Motion to adjourn.
Charles Kuether second Motion.

All in Favor, Meeting adjourned at 9:43 a.m.

Bill Austin

Chairman Bill Austin or VC Charles Kuether

11-1-18

Date

Alex Dachs

Alex Dachs - Sandra H. Dachs

11-2-18

Date